
RECONNAISSANCE SURVEY
OF
AKSARBEN NEIGHBORHOOD

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NEBRASKA HISTORIC RESOURCES SURVEY AND INVENTORY

RECONNAISSANCE SURVEY OF **AKSARBEN** **NEIGHBORHOOD**

Prepared for:



City of Omaha

and



Nebraska State Historical Society

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Historic photographs within the report are used courtesy of the College of Saint Mary Library, Restoration Exchange Omaha, and the Aksarben Foundation. Images shown in the glossary are adapted from Barbara Wyatt, ed., *Cultural Resource Management in Wisconsin*, vol. 2, *Architecture* (Madison, Wis.: State Historical Society of Wisconsin, 1986). Other images are 2014 survey photographs taken by Mead & Hunt, Inc.

EXECUTIVE SUMMARY

The City of Omaha Certified Local Government (Omaha CLG), in cooperation with the Nebraska State Historical Society (NSHS), contracted with Mead & Hunt, Inc. (Mead & Hunt) to conduct a Nebraska Historic Buildings Survey (NeHRSI) in the Aksarben Neighborhood of Omaha. Mead & Hunt completed the survey and prepared this report between December 2014 and May 2015.

The survey area contains approximately 885 properties. Generally, the survey area is bounded by Pacific Street to the north, Center Street to the south, South 60th Street to the east, and South 72nd Street to the west (see Figure 1. Map of Survey Area in Chapter 1).

The survey area generally consists of residences built between the 1930s and 1960s with isolated examples of educational, commercial, and service-oriented buildings. A majority of the survey area is residential buildings, mostly single-family homes. The architectural styles range from Bungalows to Period Revival styles, as well as post-World War II (postwar) styles, including Minimal Traditional, Ranch, Split-level, and Contemporary. Currently, there are no individual properties or districts listed in the National Register of Historic Places (National Register) or designated as an Omaha Landmark. One property, the Nebraska National Guard Armory, was previously determined eligible for listing in the National Register.

Mead & Hunt conducted a reconnaissance-level survey in accordance with the Secretary of the Interior's Standards for Archaeology and Historic Preservation and Standards for Identification and Evaluation and the NeHRSI survey standards. Surveyed properties were evaluated for their potential to be eligible for the National Register and for designation as an Omaha Landmark. In addition to one previously determined eligible property, the reconnaissance-level survey identified four individual properties as good candidates for National Register or Omaha Landmark designation.

This report documents the results of historical research and field investigations. Chapter 1 of the report contains an overview of the historic development and outlines historic themes for the survey area. Chapters 2 through 4 of the report include a discussion of the survey methodology, a description of architectural styles and associated historic contexts of properties documented within the survey area, Mead & Hunt's recommendations for the National Register and Omaha Landmark designation and future research considerations, and an introduction to the survey process and its administrators. The report concludes with a list of the surveyed properties, a bibliography, and a glossary of terms used in the report.

Mead & Hunt would like to thank the following state and local organizations and individuals for assisting us with this study: Jed Moulton and Trina Westman of the City of Omaha Planning Department; Max Sparber of the Douglas County Historical Society; Danielle Kessler of the College of Saint Mary Library; Kristine Gerber of Restoration Exchange Omaha; Jon Burt of the Aksarben Foundation; Durham Museum Photo Archive; the Omaha Public Library; and Patrick Haynes, Ruben Acosta, and Bob Puschendorf of the Nebraska State Historic Preservation Office.

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CHAPTER 1.

HISTORIC OVERVIEW

INTRODUCTION

This narrative provides a brief overview of the historic development of the survey area and the types of extant resources it contains. When possible, this overview presents information about specific historic resources documented during field survey (for a discussion of the field survey, see Chapter 2). When a surveyed property is mentioned, its NeHRSI site number follows its reference.

The survey area for this project is located approximately four miles west of downtown Omaha, and is bounded by Pacific Street to the north, Center Street to the south, South 60th Street to the east, and South 72nd Street to the west. Elmwood Park is located immediately to the north, and Interstate 80 runs east-west approximately one mile to the south (see Figure 1 for a map showing the survey boundaries). The survey area is relatively small at just one square mile in size, and consists of three distinct sections. The eastern third, roughly between South 60th Street and South 66th Street, is residential, with homes predominantly dating from the 1930s to the 1950s. The center of the survey area contains the south (Pacific) campus of the University of Nebraska Omaha and a modern mixed-use development called Aksarben Village. The western third, between Little Papillion Creek and South 72nd Street, is largely occupied by the campus of the College of Saint Mary, which opened in 1955. Prior to being developed, the land comprising the survey area was used for agricultural purposes.

NEBRASKA HISTORIC RESOURCES SURVEY AND INVENTORY SITE NUMBERS

Each surveyed property in the NeHRSI is assigned a site number. Site numbers begin with an abbreviation of the county; DO is the abbreviation for Douglas County. Each county abbreviation is followed by a sequential two-digit number assigned to communities within each county; 09 is the two-digit number for the city of Omaha. This number is then followed by a four-digit city plat map number, and a three-digit number that refers to the specific resource mapped on each city plat map (e.g., DO09:0098-012). When a surveyed property is mentioned, its NeHRSI site number follows its reference.

EARLY DEVELOPMENT OF OMAHA

Nebraska officially became a territory in the year 1854, and three years later the city of Omaha was incorporated. The city was platted with a conventional grid layout, which included 320 city blocks. Active promotion by early settlers and business interests resulted in Omaha serving as the territorial capital for 13 years, until the capital moved to Lincoln when Nebraska gained statehood on March 1, 1867. Despite that, Omaha developed into Nebraska's largest city. Farnam Street operated as the main commercial thoroughfare, extending west from the Missouri

River. In 1870 the western city boundary was present-day 36th Street; the survey area was, therefore, well outside the city limits at the time.¹

Omaha's location on the west bank of the Missouri River immediately helped establish it as a regional center of trade. The city emerged as a transcontinental communications and transportation hub in the 1860s, after the Western Union Telegraph Company strung telegraph wires west from Omaha, eventually linking the Pacific and Atlantic coasts, and the Omaha-based Union Pacific Railroad joined with the Central Pacific Railroad to create the first transcontinental rail line. The city's key position along these transcontinental systems branded it the nation's "Gateway to the West." Omaha resultantly prospered, as demonstrated by its population quadrupling from 4,000 in 1860 to over 16,000 in 1870. The economy was bolstered further in the late nineteenth century with the rise of the wholesaling and livestock industries. The Union Stockyards, located in South Omaha, was founded in 1883 and was consistently one of the nation's largest livestock markets and meat packing centers well into the twentieth century.²

WESTWARD EXPANSION OF OMAHA THROUGH WORLD WAR II

The growth of Omaha westward and eventually into the survey area was directly tied to the city's expanding railway, streetcar, and road networks. In the mid-1880s the Union Pacific and Missouri Pacific Railroads collaborated to construct the Belt Line railroad around the city. By 1880 Omaha had grown to almost 10 square miles through annexations, with 48th Street serving as the western boundary. The intersection of South 48th and Leavenworth Streets, approximately one mile east of the survey area, was the Westside Junction of the Belt Line and Missouri Pacific Railroad. The latter came into the city diagonally from the southwest, roughly along present-day Saddle Creek Road and Center Street, through a point near the southeast corner of the survey area at South 60th Street. Industrial complexes were established

along the now-vacated railway rail corridors, including lumber, coal, and steel works, though none were located within the survey area.³

While the expanding rail network contributed to industrial development, residential and commercial growth in western Omaha was propelled by the expanding streetcar network and city-wide park and boulevard system. An example of this is Elmwood Park, established in the late nineteenth century immediately north of the survey area. For two decades the park was essentially only reachable by automobile and buggy, a luxury at the time. In 1910 the completion of a streetcar line along Leavenworth Street to the entrance of the park provided access to a greater number of the city's residents, subsequently triggering residential development in the surrounding area. Elmwood Park grew into one of Omaha's largest parks.⁴

OMAHA'S STREETCAR SYSTEM

Streetcar service began in 1868 when the Omaha Horse and Railway Company established horse-drawn streetcar service in Omaha. During the 1880s electric streetcar lines replaced their horse-powered predecessors. By 1887 Omaha had annexed surrounding lands and grown from 12 to 25 square miles. This growth stimulated further development of transportation services, and five new streetcar companies were established between 1884 and 1888. Numerous streetcar line companies eventually consolidated into the Omaha & Council Bluffs Company, which operated more than 160 miles of track in the city that radiated out of the downtown area along major thoroughfares, including Cuming, Dodge, Farnam, and Leavenworth Streets.⁵ By the 1920s a streetcar line had been established in the survey area that ran south along South 60th Street, then west along Woolworth Avenue, and south along South 63rd Street to Shirley Street.⁶

Arthur C. Wakeley, Omaha: The Gate City and Douglas County, Nebraska (Chicago: S.J. Clarke Publishing Company, 1917), 149-152; Richard Orr, Streetcars of Omaha and Council Bluffs (Omaha, Neb.: Richard Orr, 1996), 185.

By 1917 the western boundary of Omaha had reached Elmwood Park and South 60th Street. Despite the survey area remaining just outside city limits, the eastern portion between South 60th and South 66th Streets was subdivided for residential use by this time. The rectangular, 20-block area bounded by Pacific Street and Elmwood Park to the north, Woolworth Avenue to the south, South 60th Street to the east, and South 66th Street (previously Overlook Avenue) to the west was platted in 1912 as the Overlook Addition, while the area immediately to the south, between Woolworth Avenue and Frances Street (formerly Pickard Avenue), was platted in 1915 as West Lawn Hill. The remaining residential section of the survey area, south of Frances Street and north of Center Street, was platted in 1925 and named Westwood. By 1926 the three subdivisions were annexed by the city, but the rest of the survey area was still outside city limits.⁵ A small brick school (DO09:0533-002) opened in the survey area in 1924 at the intersection of South 63rd and Frances Streets. It was called Pickard School and the building has since been converted into an apartment complex.⁶

Although the lots were staked as early as 1912, actual development in Overlook Addition, West Lawn Hill, and Westwood was relatively sparse until the 1930s. The introduction of the Aksarben racetrack and coliseum in the 1920s, which is discussed in more detail below, likely influenced residential development within the survey area. Initial home construction was largely limited to the areas in the immediate vicinity of the streetcar line, which had been extended to the racetrack.

One of the first concentrations of homes was located at the northeast corner of the Overlook Addition, east of South 61st Street and north of Poppleton Street, and near the South 60th Street streetcar line. It includes similar brick, Minimal Traditional residences with Tudor Revival influences. Pine Street in West Lawn Hill, one block south of the streetcar line along Woolworth Avenue, also contained one of the earliest groupings of homes. The pattern of residential development in the survey area is representative of the period

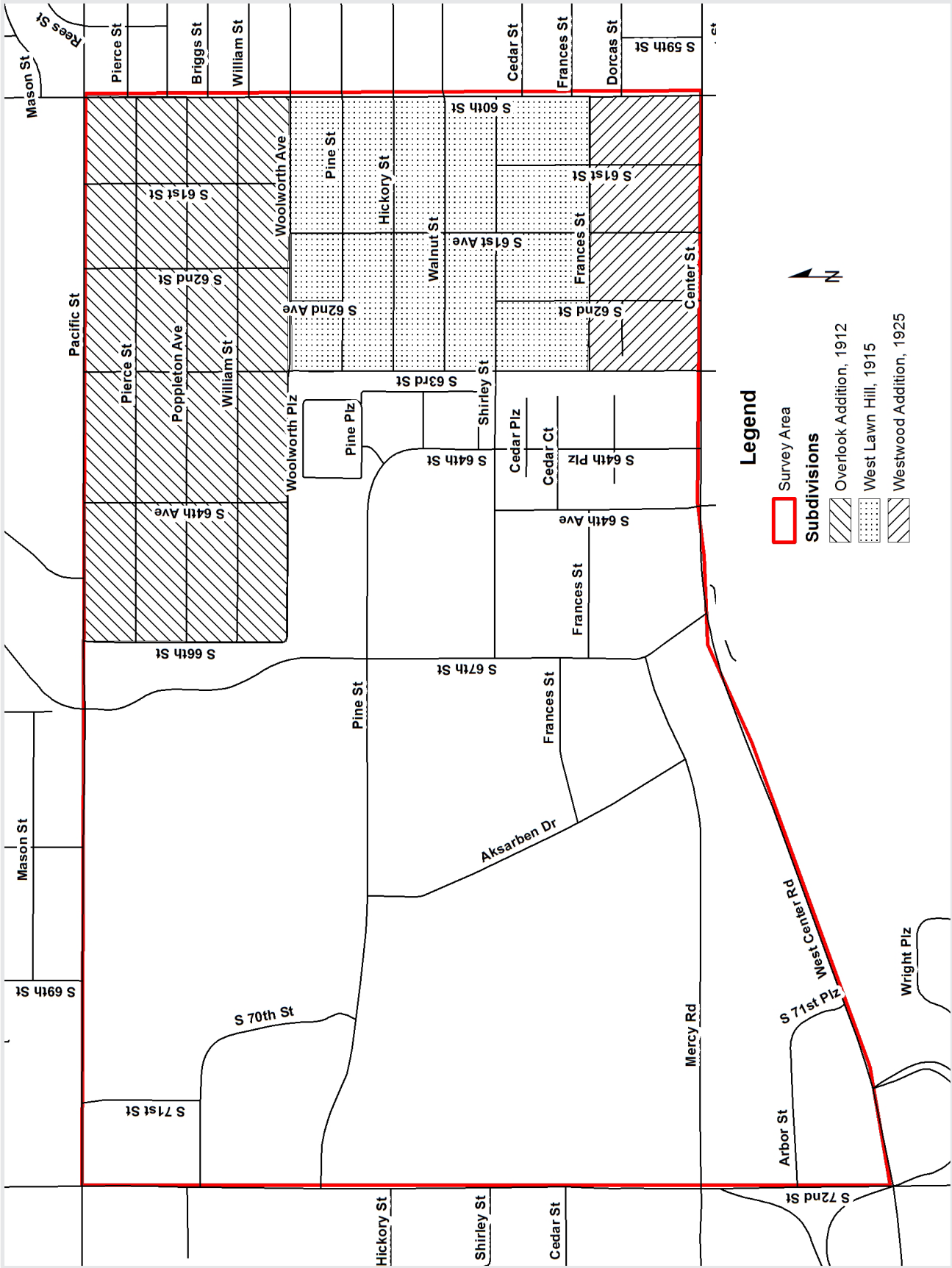
and demonstrates the significant influence of the streetcar lines, which were ultimately abandoned in the survey area in 1947.⁷

Perhaps the most significant development in the survey area was the construction of a racetrack and coliseum by the Knights of Aksarben, a prominent Omaha booster organization dedicated to attracting visitors to the city and providing entertainment. In 1919 the Knights of Aksarben, envisioning the needs of a city with an increasing population following the end of World War I, purchased a 130-acre site north of Center Street and west of South 63rd Street that had been used as fairgrounds in the 1890s. Construction of the Aksarben racetrack began immediately. The following year a grandstand was added on the south side of the track. The local streetcar line was extended along Woolworth Avenue and South 63rd Street to provide a direct public transportation route to the venue. The horse races quickly became a premier attraction and a fixture of the survey area. A coliseum for hosting various exhibitions and events opened in 1928, and a livestock pavilion and numerous barns were added to the complex around this time. The coliseum and pavilion were located south of the track, while the barns were built in the area to the north. Later, by the 1960s, a trailer park was set up for the jockeys. Betting on horse races was banned in Nebraska in 1929, and racing was discontinued at the Aksarben track until a state constitutional amendment allowed racing to resume in 1935.⁸



It's race day at the Aksarben race track, 1920s, photo courtesy of Kristine Gerber of the Restoration Exchange Omaha

FIGURE 1. MAP OF SURVEY AREA



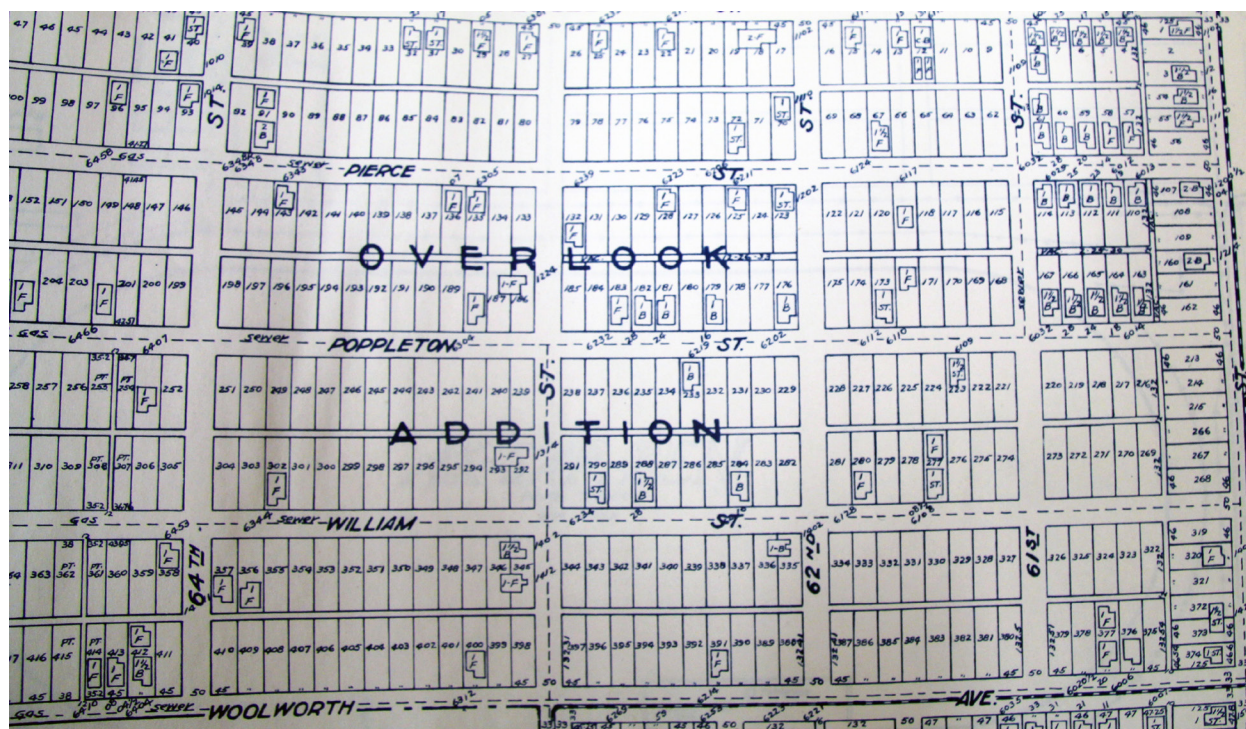
The resurgence of the racetrack in the late 1930s coincided with the most active period of residential construction in the survey area. By 1940 Overlook Addition, West Lawn Hill, and Westwood were largely developed.⁹ The vast majority of extant residences are frame examples of the Minimal Traditional form with modest Period Revival design influences. Many homes include small integrated garages, signifying the transition from streetcar to automobile reliance. The occupations of residents at the time included electricians, traveling salesmen, engineers, and opticians, as well as general laborers.¹⁰

Commercial development was limited within the survey area. In 1940 two commercial buildings were located along South 60th Street: an office building with two storefronts at Pine Street (DO09:0535-012) and a large building that spanned the entire block between William Street and Woolworth Avenue, which is nonextant. Additionally, there were filling stations on South 60th Street at Woolworth Avenue and Center Street (both are nonextant).¹¹

POSTWAR DEVELOPMENT OF WESTERN OMAHA

Between World War II and the 1970s Omaha more than doubled its size as western and southwestern subdivisions developed along the newly constructed Interstate Highways. The city enjoyed economic prosperity during the postwar era for numerous reasons, including the influx of federal monies for agricultural support, irrigation projects, and the Interstate Highway System; the burgeoning insurance industry; the development of Offutt Air Force Base just south of the city limits; and the relocation of national companies to Omaha, such as Allied Chemical and Dye Corporation, Western Electric, and C.A. Swanson and Sons.¹²

Consistent with national trends in suburban development and urban decentralization, Omaha underwent rapid outward development. Although the residential sections of the survey area were platted and mostly developed prior to the postwar period, some residential infill dates to the 1950s. Popular building types and styles of the postwar period, including Ranch and split-level homes, are extant in the survey area.



Development in the Aksarben Neighborhood was still limited in the mid-1930s, Omaha Real Estate Atlas, [1937], photo courtesy of the Omaha Public Library

KNIGHTS OF AKSARBEN

The Knights of Aksarben (Nebraska spelled backwards) formed in 1895 in an effort to keep the Nebraska State Fair in Omaha. The 1894 fair was little more than “saloons, gabling houses, and honkytonks,” and the State Fair Board gave the City an ultimatum to provide more suitable, family oriented entertainment or lose the event to Lincoln. In 1895, following a meeting of prominent local businessmen, 12 men devised a plan to procure the floats that had just appeared in the New Orleans Mardi Gras Parade and bring them to Omaha for the fair. It proved successful, and after saving the fair they called themselves the Knights of Aksarben, because, as one of the men put it, “Why not reverse the name of our beloved state, since everything seems to be going backwards these days?” The Knights of Aksarben became a non-profit civic organization dedicated to “building a more prosperous Heartland.” During the next century the group provided numerous popular forms of entertainment, including a race track, parades, pageants, balls, livestock and horse shows, rodeos, sporting events, and other performances. Today the Knights of Aksarben remain focused on philanthropic efforts, offering scholarships and community grants, and continuing to host events.



Aksarben Elk's Lodge float in the early 1900s, photo courtesy of Kristine Gerber of the Restoration Exchange Omaha

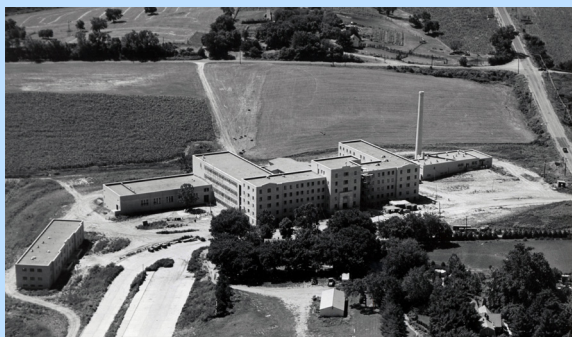
Knights of Aksarben Foundation, “History,” <http://www.aksarben.org/about-2/history2-2> (accessed 9 January 2015).

A significant postwar development in the survey area was the construction of the College of Saint Mary campus (DO09:0534-001) in the early 1950s on a previously undeveloped site between the Aksarben racetrack and South 72nd Street. The property was purchased by the Sisters of Mercy in 1950 and the school opened in 1955. The campus was annexed to the city of Omaha in 1965. Steady growth in enrollment led to periods of additional development in the 1960s, mid-1980s, and between 2005 and 2015.¹³

Apart from a hiatus during World War II, the Aksarben racetrack was extremely profitable for the Knights of Aksarben into the 1980s and helped broaden their charitable endeavors. The property was sold to Douglas County in the early 1990s, after a decade-long period of decreased attendance at the racetrack, which was attributable to the legalization of other forms of state-sponsored gambling across the country.¹⁴ Redevelopment of the Aksarben track and coliseum site began in the 1990s and has greatly transformed the center of the survey area into an educational and commercial center. The area between Pacific and Pine Streets is now the south (Pacific) campus of the University of Nebraska Omaha, while an expansive mixed-use development occupies the area between Pine and Center Streets. Called Aksarben Village, it features a park and office, retail, entertainment, and living spaces. Further development of Aksarben Village is planned.¹⁵ Other postwar developments in the survey area include an Army National Guard facility (DO09:0532-001, DO09:0532-002, and DO09:0532-003) constructed in 1962 and a large c.1970 office building (DO90:0532-004), both of which are located at the southwest corner of the survey area.

COLLEGE OF ST. MARY

The College of Saint Mary was founded by the Sisters of Mercy in 1923 as a liberal arts junior college for women, located at 15th and Castelar Streets in Omaha. Within two decades a new campus was needed to accommodate growth in enrollment and allow for expanded academic offerings. The site at the southwest corner of the survey area was purchased by the Sisters of Mercy in 1950 and construction began in 1953. The school, which was elevated to a four-year liberal arts college, opened in 1955 and featured landscaped grounds, the multi-purpose administration building (DO09:0534-002), and a residence hall



Aerial view of College of Saint Mary campus as it neared completion, 1954, photo courtesy of the College of Saint Mary Library

(DO09:0534-004). The *True Voice*, the newspaper of the Archdiocese of Omaha, called the project “Catholicity’s biggest single stride in archdiocesan annals,” and the “modified Gothic” administration building specifically was praised in *Catholic Building and Maintenance* a “embodying the most modern features of good school construction.” The building’s exterior has a relatively simple, restrained design, with accents limited to the entrances and a stone cross at the peak of the projecting center entrance bay on the north facade. Enrollment at the college continued to climb and more buildings were added to the campus in the 1960s, including a second residence hall (c.1960; DO09:0534-004), science building and auditorium (1966; DO09:0534-005), and the mixed-use Mercy Hall (1969; DO09:0534-006). More recent expansion has added a library (1986), commons (2006), and third residence hall (2012) to the property.

Mary Tomjack, “CSM Looks Back at the Past,” *Omaha World Herald*, 19 November 1982; College of Saint Mary, “Our History,” <http://www.csm.edu/about-us/our-history> (accessed 9 January 2015); Danielle Kessler, comp., “CSM Construction Timeline,” 9 December 2014, n.p., available at the College of Saint Mary Library, Omaha, Neb.; “Three-in-one Building,” *Catholic Building and Maintenance* (May-June 1956): 34-35.

NOTES

¹ Lawrence H. Larsen and Barbara J. Cottrell, *The Gate City: A History of Omaha*, First ed. (Boulder, Colo.: Pruett Publishing Company, 1982), 9, 77; Dorothy D. Dustin, *Omaha and Douglas County, A Panoramic History*, (Woodland Hills, Calif.: Windsor Publications, 1980), xiii, 66.

² Larsen and Cottrell, 31.

³ William Kratville, *Railroads of Omaha and Council Bluffs* (Chicago: Arcadia Publishing, 2002) 75; Lawrence H. Larsen, et al, *Upstream Metropolis: An Urban Biography of Omaha and Council Bluffs* (Lincoln, Neb.: University of Nebraska Press, 2007, 119; Sanborn Map Company, *Insurance Maps of Omaha, Nebraska, Volume 4, 1919-1962*, 448, 464.

⁴ “Beautiful Elmwood Again Coming Into Its Own With the Street Car Line at Last Near the Gate, Omaha Public May Soon Enjoy Its Very Pretty Vales and Hills and Springs,” *Omaha Sunday World-Herald*, 11 September 1910, in *Chronicles of Wood Creek, Happy Hollow, and the Hills* (Omaha, Neb.: N.p., 2003), 23-25; City of Omaha Planning Department, *Omaha’s Historic Park and Boulevard System* (Omaha, Neb.: Omaha Planning Department, 1992), 44; Lynn Sullivan, “Elmwood Park,” Omaha Public Library, <http://digital.omaha-publiclibrary.org/earlyomaha/parks/elmwood.html> (accessed 9 January 2015); Dan Rock, ed., *Dundee, Nebraska: A Pictorial History* (Omaha, Neb.: Dundee-Memorial Park Association, 2000), 84-92.

⁵ Overlook Addition, Douglas County Plat Map, 27 May 1912; West Lawn Hill, Douglas County Plat Map, 10 April 1915; Westwood, Douglas County Plat Map, 17 April 1925; M.H. LaDouceur, *Map of Omaha and Vicinity* (Omaha, Neb.: M.H. LaDouceur, 1926).

⁶ “Open New Rural School on West Center Road,” *Omaha World Herald*, 4 November 1924.

⁷ *City of Omaha Atlas* (N.p.: Works Progress Administration), 150-151; Orr, 339.

⁸ Arvid E. Nelson, Jr., *The Ak-Sar-Ben Story: A Seventy-Year History of the Knights of Ak-Sar-Ben* (Lincoln, Neb.: Johnsen Publishing Company, 1967), 88-126; *Ak-Sar-Ben Memories* (Omaha, Neb.: Knights of Ak-Sar-Ben Foundation, 2003), 2-3, 37-39; Photograph, “Aerial of Racetrack in Heyday,” date unknown, photo courtesy of Aksarben Foundation. Based on a photograph included in *The Ak-Sar-Ben Story* and an undated aerial photograph of the Aksarben complex, the location of the trailer park for the jockeys was south of the Aksarben Racetrack, on the south side of present-day Center Street.

⁹ Sanborn Map Company, 464.

¹⁰ Occupational data was obtained from Omaha city directories available at the Douglas County Historical Society.

¹¹ Sanborn Map Company, 464.

¹² Larsen and Cottrell, 268.

¹³ Mary Tomjack, “CSM Looks Back at the Past,” *Omaha World Herald*, 19 November 1982; Danielle Kessler, comp., “CSM Construction Timeline,” 9 December 2014, n.p., available at the College of Saint Mary Library, Omaha, Neb.; “Omaha to Annex College Campus,” *Omaha World Herald*, 7 July 1965.

¹⁴ *Ak-Sar-Ben Memories*, 3.

¹⁵ C. David Kotok, “Ak-Sar-Ben Visionaries Win Praise for ‘Wisdom,’” *Omaha World Herald*, 22 October 2007; Cindy Gonzalez, “Aksarben Village Has Another \$82 Million in Development Planned,” *Omaha World Herald*, 4 June 2014, http://www.omaha.com/money/aksarben-village-has-another-million-in-development-planned/article_a31ce8e1-d88d-52da-b26d-cf649e6737dd.html (accessed 9 April 2015).

CHAPTER 2.

SURVEY METHODS AND RESULTS

INTRODUCTION

This chapter describes the methods used to conduct the survey and the results of the survey. The City of Omaha (City) retained Mead & Hunt, Inc. (Mead & Hunt) to identify and document historic and architectural properties within the Aksarben survey area. Architectural historians from Mead & Hunt conducted a reconnaissance-level NeHRSI in December 2014. The survey builds upon previous survey efforts undertaken by the Omaha CLG. For more information on the NeHRSI and the Omaha CLG, see Chapter 4.

SURVEY METHODS

Objectives

The purpose of the survey was to identify properties that appeared to retain sufficient historic integrity to meet NeHRSI survey criteria within the survey area. Properties meeting survey criteria were then evaluated to determine if they qualified as candidates for designation as an Omaha Landmark or listing in the National Register both individually and as contributing properties within potential historic districts. The completion of a reconnaissance-level survey results in a description of the types of historic properties within the survey area and recommendations of properties that may qualify for local and/or National Register designation (see Chapter 3).

Survey Methodology

The purpose of a reconnaissance-level NeHRSI is to provide data on properties of architectural and historical importance through research, evaluation, and documentation. Research is limited to a background review of the history of the development of the survey area. Properties that meet NeHRSI survey criteria are identified and documented with photographs and basic physical descriptions. Their geographic locations are plotted on city maps.

Survey Area

The survey area is bounded by Pacific Street to the north, Center Street to the south, South 60th Street to the east, and South 72nd Street to the west, and contains approximately 885 properties.

Research

Architectural historians investigated published information about the history, culture, and settlement of the survey area at the Omaha Public Library, Douglas County Historical Society, University of Nebraska-Omaha Criss Library, and the College of Saint Mary Library. Additionally, staff of the City, the Nebraska State Historic Preservation Office (NeSHPO), and architectural historians from Mead & Hunt participated in a public meeting on December 9, 2014. One goal of this meeting was to encourage residents to

share information about local history and properties associated with historic events or important persons.

Previously Documented Properties

Previously documented properties were evaluated and included in the survey results if they appeared to meet National Register or local criteria and retained sufficient historic integrity. No properties previously designated as Omaha Landmarks or listed in the National Register were included in the survey area.

Evaluation

Mead & Hunt conducted the field survey in December 2014. During the field survey, architectural historians drove accessible public streets within the survey area and identified properties that appeared to possess historical or architectural significance and retained historic integrity as outlined in the *NeHRSI Manual* (2010 Edition). Generally, the *NeHRSI Manual* follows National Park Service (NPS) guidelines, which state that a property must:

- Be at least 50 years old, or less than 50 years in age but possessing exceptional significance – following NeHRSI guidelines, Mead & Hunt included properties that fell a few years outside the 50-year mark if they were significant or unusual property types, even though they did not possess exceptional significance.
- Be in its original location – generally, historical associations are absent when a property is moved from its original location.
- Retain its physical integrity – for a property to retain physical integrity, its present appearance must closely resemble its appearance during the time the property derives its significance. Common alterations that may result in a loss of integrity include: the replacement of original features with modern ones, such as new windows or porches; the construction of additions, particularly additions that are

less than 50 years in age; the loss of original features, such as porches and porch columns, or defining architectural details; and the installation of modern siding materials, such as aluminum and vinyl. Properties that display such physical changes were generally excluded from the survey because they did not retain physical integrity.

Because single-family and multiple-family dwellings are the most common resource within building surveys, their evaluation requires a strict integrity standard. Due to the large number of these properties in the survey area, only properties that displayed architectural interest and retained a high degree of physical integrity were documented.

Documentation

Architectural historians documented properties that met the survey criteria as outlined in the *NeHRSI Manual* and according to the specific requirements of the Omaha CLG. Property locations were recorded on city plat maps, according to Geographic Information System (GIS) coordinates derived during field survey from a database provided by the Omaha CLG. Photographic documentation included a minimum of two digital images of each property, with representative streetscape views to demonstrate notable features within the survey area.

Products submitted to the City of Omaha include the survey report, digital images, maps, a database, and research files.

Survey limitations and biases

Only those properties visible from the public right-of-way and not obscured by other buildings, foliage, or other obstructions were documented during field survey. Properties were evaluated largely on design and architectural features. Information received from area residents helped identify properties associated with historic events or important persons.

National Register of Historic Places

The National Register is the official federal list of districts, sites, buildings, structures, landscapes, and objects significant in American history, architecture, archaeology, engineering, and culture. A property can be significant at the local, state, or national level. To qualify for listing in the National Register, properties generally must be at least 50 years old, possess historical or architectural significance, and retain physical integrity.

To be listed in the National Register, a property's significance must be demonstrated by one or more of the following National Register criteria for evaluation established by the NPS:

- *Criterion A* – Association with events or activities that have made a significant contribution to the broad patterns of our history.
- *Criterion B* – Association with the lives of persons significant in our past.
- *Criterion C* – Association with the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction.
- *Criterion D* – Holds the potential to provide important information about prehistory or history.

Cemeteries, birthplaces, gravesites, religious properties, moved buildings, reconstructed properties, commemorative properties, and properties that have achieved significance within the last 50 years are usually considered ineligible for listing in the National Register. However, these properties may qualify if they fall into one of the following categories:

- Religious properties deriving significance from architectural or artistic distinction or historical importance.
- Moved properties that are significant for architectural value.
- Birthplaces or gravesites if there is no other appropriate site directly associated with a significant person's productive life.
- Cemeteries that derive primary significance from graves of persons of transcendent importance, from age, distinctive design features, or from association with historic events.
- Reconstructed buildings when built in a suitable environment.
- Commemorative properties with significant design, age, tradition, or symbolic value.
- Properties less than 50 years old that are of exceptional importance.

Integrity, meaning the ability of a property to convey its significance, is important in determining the eligibility of a property. A property's integrity must be evident through physical qualities, including:

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association

The Glossary of Architectural Styles and Survey Terms defines the seven elements of integrity. For more information on the National Register, see Chapter 4.

SURVEY RESULTS

Illustrated Discussion of Significant Historic Contexts

The survey identified 87 properties that met survey criteria (see Appendix A). Properties are related to six historic contexts developed by the NeSHPO and listed in the NeHSI Manual. Each historic context outlines a particular theme in Nebraska history and includes a list of associated property types related to each historic context. Historic contexts, including examples of properties documented under the contexts in the survey, are presented below. Properties recommended as candidates for the National Register or Omaha Landmark designation are listed in Chapter 3.

Commerce

The commerce context relates to the buying and selling of commodities that are transported from one place to another. Associated property types include stores that provide a variety of products or services. The survey identified one property under this context, the Elmwood Building located at 1512 South 60th Street (DO09:0535-006).



The Elmwood Building located at 1512 South 60th Street (DO09:0535-006)

Education

The education context relates to the processes of teaching and learning. The Pickard School located at 2105 South 63rd Street (DO09:0533-002) is an example of an educational property located in the survey area.



Pickard School located at 2105 South 63rd Street (DO09:0533-002)

Government

The government context includes public buildings used for governmental functions and services, such as administrative offices, courthouses, police and fire stations, post offices, and military installations. Architectural styles and forms vary widely, depending on building function, but often tend toward formal and Neoclassical styles in earlier periods and modern or functional styles in more recent periods. The survey identified one associated property type, the previously determined eligible Nebraska National Guard Armory located at 6929 Mercy Road (DO09:0532-001, DO09:0532-002, and DO09:0532-003).



Nebraska National Guard Armory located at 6929 Mercy Road (DO09:0532-001, DO09:0532-002, and DO09:0532-003)

Religion

The context for religion relates to the institutionalized belief in, and practice of, faith. Religious properties are not usually eligible for the National Register unless the property derives its primary significance from architectural distinction or historical importance. The survey identified one example, the College of Saint Mary campus located at 7000 Mercy Road; the multi-building campus also relates to the education context discussed above.



West entrance to College of Saint Mary campus (DO09:0534-001) located at 7000 Mercy Road with Walsh Hall (Administration Building, DO09:0534-002), one of the original campus buildings, seen at right

Services

The theme of services relates to properties that contain support facilities for an area, such as public utilities, health care, banking, and professional services. The survey identified one property under this theme, the Mid-America Plaza office building located at 7101 Mercy Road (DO09:0532-004).



Mid-America Plaza office building located at 7101 Mercy Road (DO09: 0532-004)

Settlement

The historic context of settlement pertains to the division, acquisition, and ownership of land. Residential properties are the primary property type associated with settlement in the survey area. Single-family dwellings represent the largest pool of buildings evaluated and were documented if they appeared to be good examples of architectural styles or forms within the survey area and retained a high degree of integrity (for definitions of architectural styles and terms, refer to the Glossary of Architectural Styles and Survey Terms). Below is a description of the residential architecture styles documented during the survey.

American Foursquare houses generally have large massing, two stories with a square plan, a hip roof, and brick, clapboard, stucco, or concrete-block exterior and were popular between the late nineteenth century and 1930. Large urban residences and sometimes multi-family dwellings use this form. An example of an American Foursquare is the residence at 1214 South 60th Street (DO09:0537-038).



American Foursquare duplex located at 1214 South 60th Street (DO09:0537-038)

Bungalows were constructed throughout the United States between 1910 and 1940. As smaller, more modest dwellings with simple horizontal lines, Bungalows have wide projecting roofs, one or two large porches, and plain woodwork. Large chimneys and dormers were also common. An example of a Bungalow found within the survey area is the house located at 6185 Hickory Street (DO09:0535-002).



Bungalow located at 6185 Hickory Street (DO09:0535-002)

Period Revival styles were popular between 1900 and 1940 and reflect a variety of characteristics associated with the Period Revival movement. Period Revival residences found in the survey area are generally restrained examples that display modest elements of either the Colonial Revival, Dutch Colonial Revival, Spanish Colonial Revival, or Tudor Revival forms. Colonial Revival architecture relies heavily on a simple, classically derived entrance to communicate its architectural heritage. Symmetry of design, side gable roofs with dormers, columns, decorative door surrounds, and shutters are all elements of the style. An example of Colonial Revival architecture found within the survey is the house located at 6215 Pacific Street (DO09:0537-037).



Residence with elements of the Colonial Revival style located at 6215 Pacific Street (DO09:0537-037)

Dating to the 1910s-1940s, Dutch Colonial Revival houses typically feature a steeply pitched gambrel roof, usually containing enough space for a full

story. Separate dormer windows or a continuous shed dormer are common, and a full-width porch is usually included under the main roof line. An example of the Dutch Colonial Revival style is located at 1120 South 60th Street (DO09:0537-025).



Home displaying features of the Dutch Colonial Revival style located at 1120 South 60th Street (DO09:0537-025)

Spanish Colonial Revival architecture is typically characterized by the use of red tile on roofs and awnings over windows and doors, brick or stucco wall surfaces, focal windows, brackets, and an asymmetrical facade. Architectural details are borrowed from the history of Spanish architecture, including Moorish, Byzantine, Gothic, or Renaissance inspiration. An example of the Spanish Colonial Revival architectural style is located at 6234 William Street (DO09:0537-004).



This home at 6234 William Street (DO09:0537-004) displays design elements inspired by the Spanish Colonial Revival style

Tudor Revival architecture features half-timbering, multi-gabled rooflines, decorative chimneys, and large window expanses subdivided by a multitude

of mullions. Dating from the 1910s to 1930s, these houses typically display frame construction with stucco or brick veneer. An example of the Tudor Revival style is located at 6018 Poppleton Avenue (DO09:0537-010).



Tudor Revival house located at 6018 Poppleton Avenue (DO09:0537-010)

Popular during the 1930s, Streamline Moderne houses have an asymmetrical facade and horizontal emphasis. Identifying features include a flat roof with coping at the roofline; smooth wall surfaces, typically finished with stucco; curved corners; the use of glass block; and decorative horizontal grooves or bands. One example of Streamline Moderne was identified in the survey area, the house at 1302 South 62nd Street (DO09:0537-029).



Streamline Moderne residence located at 1302 South 62nd Street (DO09:0537-029)

Minimal Traditional was one of the earliest of the modern styles to develop in the postwar period. Loosely based on the Tudor Revival and Colonial

Revival styles, Minimal Traditional homes typically have a side gable form with shallow eaves and a front-gable entry vestibule. They are small, unadorned cottage-sized structures. Within the survey area, the majority of Minimal Traditional homes displayed elements of both the Tudor Revival and Colonial Revival styles. Examples of Minimal Traditional architecture can be found at 6237 William Street (DO09:0537-003) and 1916 South 62nd Street (DO09:0533-019).



Minimal Traditional house with Tudor Revival influences located at 6237 William Street (DO09:0537-003)



Minimal Traditional house that reflects elements of the Colonial Revival style is located at 1916 South 62nd Street (DO09:0533-019)

During the postwar period, the automobile and wide availability of land influenced significant changes in the plan of a single-family house. The Ranch form, with its elongated main mass, became the dominant postwar house type throughout the country between 1950 and 1970, and as a result, the postwar suburb is often defined by its archi-

tectural uniformity. The Ranch form is typically asymmetrical and consists of one story with a low-pitched roof and wide eaves. The form may include a rambling floor plan, large picture window on the facade, and additional architectural features such as integrated planters, wrought-iron supports, wide chimneys, elevated windows, and roof cutouts. A garage or carport was nearly always incorporated into the main block of the house. Variations within the Ranch form include exterior cladding, which may be siding, brick, or some combination thereof; roof form; and window type. Examples of the Ranch form identified in the survey area are located at 6180 Hickory Street (DO09:0535-0040), 6256 Woolworth Avenue (DO09:0537-040), and 6003 Poppleton Avenue (DO09:0537-009).



Ranch style residence at 6180 Hickory Street (DO09:0535-0040)



This example of a Ranch is located at 6256 Woolworth Avenue (DO09:0537-040)



Ranch style multi-family dwelling located at 6003 Poppleton Avenue (DO09:0537-009)

The Split-level home was introduced during the 1950s; however it did not gain widespread use until the 1960s and 1970s. Characteristics of Split-level architecture include a one-story mass resting on a raised foundation connected to a two-story mass partially below grade, and an attached garage. One example of a Split-level house was identified in the survey area, the residence at 6176 Hickory Street (DO09:0535-005).



Split-level home located at 6176 Hickory Street (DO09:0535-005)

Contemporary architecture has been popular in Nebraska from the 1950s until the present. Unlike previous architectural movements, Contemporary architecture moves away from the predetermined plans of the past, often relying on minimal architectural detail and harmony with nature. Contemporary architecture often features large expanses of glass and geometrical and angular shapes. In some cases, Contemporary houses are modified Ranch and Split-level forms. Contemporary houses in the survey area are located at 6120 Poppleton Avenue (DO09:0537-011) and 1444 South 62nd Street (DO09:0537-028).



Contemporary residence at 6120 Poppleton Avenue (DO09:0537-011)



This home at 1444 South 62nd Street (DO09:0537-028) displays elements of the Contemporary style

Numerical Summary of Survey Results

Total number of historic properties within survey area	885
Total number of surveyed properties	87
Historic Context	Number of Properties
Commerce	1
Education	1
Government	3
Religion/Education	6
Services	1
Settlement	75

CHAPTER 3.

RECOMMENDATIONS

INTRODUCTION

One purpose of the NeHRSI of the Aksarben Neighborhood in the city of Omaha is to identify properties that may be eligible for listing in the National Register or appear to be good candidates for Omaha Landmark designation. National Register listing is an honorific status given to properties that possess historic or architectural significance at the local, state, or national level. Omaha Landmark designation criteria and the procedure to designate individual properties and districts in the city of Omaha are outlined in Chapter 24, Article 2 of the city's Landmark Heritage Preservation Ordinance (for more information, see Chapter 4).

Currently there are no individual properties or historic districts within the survey area listed in the National Register. Also, there are no individual properties designated as an Omaha Landmark and no locally designated historic districts located within the survey area.

NATIONAL REGISTER AND OMAHA LANDMARK RECOMMENDATIONS

The Nebraska National Guard Armory was previously determined eligible for listing in the National Register and Mead & Hunt confirmed that the property had not been altered at the time of the reconnaissance survey.



Previously determined-eligible Nebraska National Guard Armory located at 6929 Mercy Road (DO09:0532-001, DO09:0532-002, and DO09:0532-003)

As a result of this survey, Mead & Hunt recommends four newly identified individual properties as potentially eligible for listing in the National Register: two residences, as well as Walsh Hall (Administration Building) and the Maintenance Building on the College of Saint Mary campus, which are recommended potentially eligible as a pair. These four properties retain good integrity and possess the characteristics and significance that may allow them to be listed in the National Register. During a reconnaissance-level survey, research efforts are limited and most properties are identified based on their architectural style and historic integrity. As a result, most properties are recommended for listing under *Criterion C: Architecture* and demonstrate a significant

architectural type or method of construction. Some properties, such as religious properties, may also need to meet National Register Criteria Considerations to be eligible for listing. Additional intensive-level research on potentially eligible properties and review by the NeSHPO is necessary before a final decision is made on eligibility or in order to pursue National Register listing.

Newly identified properties recommended as candidates for designation as an Omaha Landmark or listing in the National Register are illustrated below under their primary NeHRSI historic context. For a discussion of historic contexts, see Chapter 2.

Education and Religion



Walsh Hall (Administration Building, DO09:0534-002) at the College of Saint Mary located at 7000 Mercy Road



Maintenance Building (DO09: 0534-003) at the College of Saint Mary located at 7000 Mercy Road

Settlement Systems



House at 1204 South 60th Street (DO09:0537-024)



House at 1302 South 62nd Street (DO09:0537-029)

FUTURE SURVEY AND RESEARCH NEEDS

While conducting the NeHRSI fieldwork within the survey area, the survey team identified one resource for future reevaluation, as well as additional intensive research needs and other tools and approaches for facilitating preservation efforts in the survey area and interpreting the history of the Aksarben Neighborhood and Omaha.

Reevaluation of College of Saint Mary as potential historic district

The College of Saint Mary campus is located at the northeast corner of Mercy Road and South 72nd Street. The original core of the campus consists of Walsh Hall (1955 Administration Building), the Maintenance Building (1955), McAuley Hall (1955), and Gallagher Hall (c.1960). A later phase of expansion consists of the 1966 Science Building and Gross Auditorium and the 1969 Mercy Hall.

Modern intrusions that impact the overall cohesiveness of the property collectively include the Library and Hixson-Lied Commons, which date to 1986 and 2006, respectively; a large c.1990 addition between McAuley Hall and Gallagher Hall; and the Madonna Residence Hall (2012). The campus is not presently recommended as a potential historic district as a result of these modern intrusions and the recent construction dates of several resources. However, the eligibility of the campus as a historic district should be reevaluated once the Science Building, Gross Auditorium, and Mercy Hall have reached the 50-year age threshold for National Register listing after 2019.



The 1969 Mercy Hall (DO09:0534-006) at right and 1955 Walsh Hall (Administration Building, DO09:0534-002) at left, located on College of Saint Mary campus



The 1966 Science Building and Gross Auditorium

Intensive Research of Aksarben Neighborhood

Future intensive research on the Aksarben Neighborhood should focus on developers in the area and residents that lived in the neighborhood in order to establish a link between the Aksarben Racetrack and those that lived in the neighborhood. If such a link can be established through intensive archival research, the neighborhood may qualify for listing in the National Register as a historic district.

A Proactive Role of Preservation within the Survey Area

The survey area has historic preservation potential. Using locally sponsored preservation tools, the City and local preservation-oriented groups can foster preservation efforts within the survey area. The goal is to have preservation become an embraced community value, similar to public safety and quality education.

A variety of preservation activities include:

- Working with neighborhood associations to understand area history and to include preservation as a priority of their future plans and organization. An example of this activity would be the Restoration Exchange Omaha Neighborhood Tour in 2016.
- Organizing events to increase public education on preservation issues.
- Designating local landmarks and districts.
- Listing properties in the National Register.
- Promoting walking tours.
- Strengthening local historical societies, preservation-oriented groups, and museums.
- Continuing survey efforts on behalf of Omaha CLG and the NSHS.

Preservation tools available include:

- Promoting tax credits to help stimulate downtown and neighborhood revitalization. The preservation and continued use of the historic buildings in the survey area can contribute to a vibrant and economically viable community. The historic tax credit program and the adaptive reuse of historic buildings are two tools of preservation. For buildings that were constructed before 1936, not eligible for the National Register, and used for non-residential uses, the Internal Revenue Service administers a 10 percent tax credit.
- Promoting the use of state and federal tax credits available for properties listed in the National Register. See Chapter 4 for additional information.

For more information on tax credits contact the National Park Service (NPS) or visit their brochure on the web at <http://www2.cr.nps.gov/tps/tax-incentives.htm> or the NSHS web site at http://www.nebraskahistory.org/history/tax_incentive/index.shtml

- Establishing local design guidelines. Design guidelines recommend practices to improve and protect the visual character and defining features of a historic commercial district or neighborhood. They offer property owners guidance for the sensitive rehabilitation of the exterior of historic buildings. Design guidelines could suggest techniques for the restoration of storefronts, appropriate alterations, or suitable replacement of windows. For example, property owners could learn appropriate cleaning and repointing methods for masonry that would not damage the structural stability of the bricks, yet would still renew the appearance of a building. Restoration Exchange Omaha also keeps a Contractor Resource List.

Each community can tailor a set of guidelines to a particular area to address issues for specific building types. Design guidelines should follow the Secretary of the Interior's Standards for Rehabilitation, prepared by the NPS.

For more information or design guidelines contact the Omaha CLG or the NSHS (see Organizational Contacts in Chapter 4).

CHAPTER 4.

PRESERVATION IN NEBRASKA

INTRODUCTION

Throughout much of Nebraska's history, preservation was the province of dedicated individuals and organizations working alone in local communities. However, since the passage of the National Historic Preservation Act of 1966, the governor of each state has been required to appoint a State Historic Preservation Officer (SHPO) to oversee preservation efforts. In Nebraska, the Director of the NSHS serves as SHPO. Staff of the NSHS Historic Preservation Division forms the NeSHPO.

The NeSHPO administers a wide range of preservation programs. The duties of the NeSHPO relating to programs called for by the National Historic Preservation Act include the following:

- Conducting and maintaining a statewide historic resources survey.
- Administering the National Register program.
- Assisting local governments in the development of historic preservation programs and certification of qualifying governments.
- Administering a federal tax incentives program for the preservation of historic buildings.
- Assisting federal agencies in their responsibility to identify and protect historic properties that may be affected by their projects.
- Providing preservation education, training, and technical assistance to individuals and groups and local, state, and federal agencies.

What follows is a brief discussion of NeSHPO programs, followed by staff contact information. Though described individually, it is important to note that NeSHPO programs often act in concert with other programs and should be considered elements of the NeSHPO mission and a part of the overall mission of the NSHS.

NEBRASKA HISTORIC RESOURCE SURVEY AND INVENTORY (NEHRSI)

Originally called the Nebraska Historic Buildings Survey (NeHBS), its survey activity has been a part of the Nebraska State Historical Society since 1961. Surveys are typically conducted on a county-by-county basis or by individual cities. Information from these surveys and survey conducted by other government agencies and the public contribute to the statewide inventory of historic resources which currently stands at 73,000 documented sites, reflecting Nebraska's rich architectural and historic heritage. Surveys funded by the NeSHPO are conducted by researchers who drive every rural and urban public road in a county/city and record each property that meets certain historic requirements. Surveyors do not enter private property without permission. In addition

to this fieldwork, surveyors research the area's history to better understand the region. Survey projects often include thematic or statewide subjects that may be unique to a certain location, such as a specific structure or type of industry.

The purpose of NeHRSI is to help local preservation advocates, elected officials, land-use planners, economic development coordinators, and tourism promoters understand the value of historic properties in their communities. Properties included in the survey have no use restrictions placed on them and survey inclusion does not require any type of special maintenance. Rather, the survey provides a foundation for identifying properties that may be worthy of preservation, promotion, and recognition within a community.

The NeHRSI provides a basis for preservation and planning at all levels of government and for individual groups or citizens. The survey normally includes properties that convey a sense of architectural significance. When possible and known, NeHRSI also documents properties that have historical significance. The survey is not intended to be a comprehensive history of a county, but a detailed examination of historic properties. Additionally, as NeHRSI is in part federally funded, the NeSHPO must use federal guidelines when evaluating and identifying historic properties. The survey is not the end result, but a starting point for public planners and individuals who value their community's history.

The NeHRSI is funded in part with the assistance of a federal grant from the U.S. Department of the Interior, National Park Service. For more information, please contact the NeSHPO.

NATIONAL REGISTER OF HISTORIC PLACES

One of the goals of NeHRSI is to help identify properties that may be eligible for listing in the National Register. The National Register is our nation's official list of significant historic properties. Created by the National Historic Preservation Act of 1966, the National Register includes build-

ings, structures, districts, objects, and sites that are significant in our history or prehistory. These properties and objects may reflect a historically significant pattern, event, person, architectural style, or archaeological site. National Register properties may be significant at the local, state, or national levels.

Properties need not be as historic as Fort Robinson or architecturally spectacular as the Nebraska State Capitol to be listed in the National Register. Local properties that retain their physical integrity and convey local historic significance may also be listed. It is important to note what listing a property in the National Register means, or perhaps more importantly, does not mean.

The National Register does not:

- Restrict, in any way, a private property owner's ability to alter, manage or dispose of a property.
- Require that properties be maintained, repaired, or restored.
- Invoke special zoning or local landmark designation.
- Allow the listing of an individual private property over an owner's objection.
- Allow the listing of an historic district over a majority of property owners' objections.

Listing a property on the National Register does:

- Provide prestigious recognition to significant properties.
- Encourage the preservation of historic properties.
- Provide information about historic properties for local and statewide planning purposes.

- Promote community development, tourism, and economic development.
- Provide basic eligibility for financial incentives, when available.

For more information, please contact the National Register Coordinator at the NeSHPO.

CERTIFIED LOCAL GOVERNMENTS

An important objective of the NeSHPO is to translate the federal preservation program, as embodied by the National Historic Preservation Act, to the local-level. One element of this goal is to link local governments with a nationwide network of federal, state, and local organizations. One of the most effective tools for this purpose is the Certified Local Government (CLG) program. A CLG is a local government, either a county or municipality that has adopted preservation as a priority. To become a CLG a local government must:

- Establish a preservation ordinance that includes protection for historic properties at a level the community decides is appropriate.
- Promote preservation education and outreach.
- Conduct and maintain some level of a historic building survey.
- Establish a mechanism to designate local landmarks.
- Create a preservation commission to oversee the preservation ordinance and the CLG program.

The advantages of achieving CLG status include:

- A CLG is eligible to receive matching funds from the NeSHPO that are unavailable to non-CLGs.

- Contributing buildings within local landmark heritage districts may be eligible for preservation tax incentives without being listed in the National Register.
- Through the use of their landmark and survey programs, CLGs have an additional tool when considering planning, zoning, and land-use regulations relating to historic properties.
- CLGs have the ability to monitor and preserve structures that reflect the community's heritage.
- CLGs have access to a nationwide information network of local, state, federal, and private preservation institutions.
- Finally, a CLG through its ordinance and commission has a built-in mechanism to promote pride in, and understanding of, a community's history.

Certification of a local government for CLG status comes from the NeSHPO and the NPS, and there are general rules to follow. A community considering CLG status is given broad flexibility with those guidelines when structuring its CLG program. The emphasis of the CLG program is local management of historic properties with technical and grants assistance from the NeSHPO.

OMAHA CERTIFIED LOCAL GOVERNMENT

The City of Omaha qualified as a CLG in 1985. The Planning Department's Historic Preservation Administrator manages the program. A chief responsibility of a CLG is to maintain a survey of local historic properties. The survey gathers data related to the city's historic resources. A survey defines the historic character of a community or particular area and can provide the basis for making sound judgments in local planning.

Since the adoption of the City of Omaha's preservation ordinance in 1977, the Landmarks Heritage Preservation Commission staff has been involved

in ongoing survey activities. CLG grant funds have been used to conduct historic surveys in the Omaha area for many years. The Omaha-Douglas County Historic Buildings Survey contains data on more than 6,000 buildings in the city's jurisdictional area. This computerized catalog system includes information concerning property location, ownership, use, date of construction, architectural style, and other pertinent information. Historic survey data is now integrated into Omaha's Geographic Information System (GIS).

Data contained in the Omaha-Douglas County Historic Buildings Survey is coordinated with the NeHSI maintained by the NeSHPO. Both the local and state survey data are accessible to the public, although certain information such as the location of vacant properties or archaeological sites may be restricted to the public.

OMAHA LANDMARKS HERITAGE PRESERVATION COMMISSION

In 1977 the Omaha City Council adopted the Landmark Heritage Preservation Ordinance, the first comprehensive preservation ordinance in Nebraska. Patterned after legislation that had proved successful in Seattle, New York, and Savannah, the Omaha ordinance contained provisions for the creation of a commission that has the ability to designate structures and districts of local significance, regulate work done on designated buildings, and identify and implement overall goals and objectives for preservation in the city.

The 1977 ordinance created the Landmarks Heritage Preservation Commission (Commission). Nine members compose the Commission: an architect, a curator, a professional historian, three members active in a preservation-related field, two laypersons, and an owner or operator of a business or property within a Landmark Heritage District. Commission members are appointed by the Mayor to terms of three years, subject to confirmation by the City Council. The Commission selects its own chairman and rules of procedure. The body gener-

ally meets monthly, with special meetings held by call of the chairman.

For more information, please call the Preservation Administrator at the Omaha Planning Department listed below.

PRESERVATION TAX INCENTIVES

Since 1976 the Internal Revenue Code has contained provisions offering tax credits for the certified rehabilitation of income-producing historic properties. Historic properties are defined as those listed in the National Register, or as buildings that contribute to the significance of a National Register or Local Landmark Heritage District. An income-producing property may be a rental residential, office, commercial, or industrial property. Historic working barns or other agricultural outbuildings may also qualify.

A certified rehabilitation is one that conforms to the Secretary of the Interior's Standards for Rehabilitation. The standards are a common sense approach to the adaptive reuse of historic buildings. It is important to remember that this program promotes the rehabilitation of historic properties so that they may be used to the benefit and enjoyment of the property owner and the community. The program is not necessarily intended to reconstruct or restore historic buildings to exact/original specifications.

The tax incentive program in Nebraska has been responsible for:

- Reinvesting millions of dollars for the preservation of historic buildings.
- Establishing thousands of low- and moderate-income housing units and upper-income units.
- Encouraging the adaptive reuse of previously under or unutilized historic properties in older downtown commercial areas.
- Helping to broaden the tax base.

- Giving real estate developers and city planners the incentive to consider projects in older, historic neighborhoods.
- Helping stabilize older, historic neighborhoods.

Certification of the historic character of the income-producing property—usually by listing the property in the National Register—and certification of the historic rehabilitation is made by both the NeSHPO and the NPS. Before initiating any activity for a project that anticipates the use of preservation tax credits, owners should contact the NeSHPO and a professional tax advisor, legal counsel, or appropriate local Internal Revenue Service office.

For more information, please contact the Project Coordinator at the NeSHPO.

VALUATION INCENTIVE PROGRAM

The Valuation Incentive Program (VIP) is a property tax incentive that assists in the preservation of Nebraska's historic buildings. Through the valuation preference, the assessed valuation of a historic property is frozen for eight years at the year rehabilitation started. The valuation then rises to its market level over a four-year period. To be eligible for this state tax incentive, a building must:

- Be a qualified historic structure, either by listing in the National Register or by local landmark designation through an approved local government ordinance.
- Be substantially rehabilitated, which means the project must be worth at least 25 percent of the property's base-year assessed value.
- Be rehabilitated in accordance with the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*.

Buildings must be a qualified historic structure and the NeSHPO must approve the rehabilitation before construction work starts in order to qualify for the tax freeze benefits. The tax freeze benefits the owners of the historic properties and the community by:

- Providing a real economic incentive to rehabilitate historic buildings.
- Increasing the long-term tax base of a community.
- Helping stabilize older, historic neighborhoods and commercial areas.
- Encouraging the promotion, recognition, and designation of historic buildings.
- Allowing participation by local governments that enact approved historic preservation ordinances.

For more information about VIP, please contact the Project Coordinator at the NeSHPO.

FEDERAL PROJECT REVIEW

Section 106 of the National Historic Preservation Act requires that federal agencies take into account the effect of their undertakings on historic properties; develop and evaluate alternatives that could avoid, minimize, or mitigate adverse effects their projects may have on historic properties; and afford the federal Advisory Council on Historic Preservation an opportunity to comment on the project and its effects on historic properties. The regulations that govern the Section 106 process, as it is known, also require that the federal agency consult with the NeSHPO when conducting these activities.

For example, if the Federal Highway Administration (FHWA), via the Nebraska Department of Roads, contemplates construction of a new highway, the FHWA must contact the NeSHPO for assistance in determining whether

any sites or structures located in the project area are listed, or eligible for inclusion, in the National Register. If properties that meet this criteria are found, the FHWA must consult with the NeSHPO to avoid or reduce any harm the highway might cause the property. Note that a property need not actually be listed in the National Register to be considered for protection, only to have been determined eligible for listing. This process is to take place early enough in the planning effort to allow for alternatives that would avoid adverse effects to historic properties.

It is important to note that public participation in this process is critical. The Section 106 process requires the federal agency to seek public input if adverse effects to historic properties are discovered through consultation with the NeSHPO. The NeSHPO examines information provided by the federal agency, the NeHSI, and the National Register; although, often the most useful information comes from public comments. Section 106 was included in the National Historic Preservation Act to protect locally significant historic properties from unwitting federal action. It is truly a law that gives the public a voice in an unwieldy bureaucratic system.

For more information about Section 106 review, please contact the Review and Compliance Coordinator at the NeSHPO.

PUBLIC OUTREACH AND EDUCATION

The primary function of the NeSHPO is to assist communities in preserving significant buildings, sites, and structures that convey a sense of community history. The most powerful tool available to the NeSHPO in this regard is public education. For this reason, NeSHPO staff spends considerable time conducting public meetings and workshops and disseminating information to the public. Additionally, NeSHPO staff is frequently looking for ways to assist teachers as they incorporate Nebraska's heritage into classroom lessons. Please visit our website at www.nebraskahistory.org for more information on NeSHPO public outreach and education.

The NeSHPO's goal is to assist local individuals, groups, and governments understand, promote, and preserve historic properties. The NeSHPO advocates not only the self-evident aesthetic advantages of historic preservation, but also the potential for preservation to help promote economic development, community planning, tourism, environmental sensitivity, and land-use planning.

The aforementioned descriptions are meant to orient the reader to the NeSHPO programs within the larger mission of the NSHS. As all NeSHPO programs originate from a common source—the National Historic Preservation Act—they work best when they work together, either in whole or in part. For the programs to function at all, they require the interest and participation of the people they are meant to serve the public.

For more information about the NeSHPO or the programs discussed, call (402) 471-4787 or (800) 833-6747. Additional information is available at the NSHS web page at www.nebraskahistory.org.

ORGANIZATIONAL CONTACTS

City of Omaha Planning Department and Omaha CLG

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APPENDIX A.

LIST OF SURVEYED PROPERTIES

NeHSI #	Name	Address	Context
DO09:0532-001	Nebraska National Guard Armory	6929 Mercy Rd.	Government
DO09:0532-002	Nebraska National Guard Armory Garage	6929 Mercy Rd.	Government
DO09:0532-003	Parking Canopy	6929 Mercy Rd.	Government
DO09:0532-004	Mid-America Plaza	7101 Mercy Rd.	Services
DO09:0533-001	House	2129 S. 63rd St.	Settlement Systems
DO09:0533-002	Pickard School	2105 S. 63rd St.	Education
DO09:0533-003	House	1927 S. 63rd St.	Settlement Systems
DO09:0533-004	House	1909 S. 61st Ave.	Settlement Systems
DO09:0533-005	House	1920 S. 61st Ave.	Settlement Systems
DO09:0533-006	House	1921 S. 61st Ave.	Settlement Systems
DO09:0533-007	House	1924 S. 61st Ave.	Settlement Systems
DO09:0533-008	House	1928 S. 61st Ave.	Settlement Systems
DO09:0533-009	House	2112 S. 61st Ave.	Settlement Systems
DO09:0533-010	House	2115 S. 61st Ave.	Settlement Systems
DO09:0533-011	House	2130 S. 61st Ave.	Settlement Systems
DO09:0533-012	House	2138 S. 61st Ave.	Settlement Systems
DO09:0533-013	House	2144 S. 61st Ave.	Settlement Systems
DO09:0533-014	House	2147 S. 61st Ave.	Settlement Systems
DO09:0533-015	House	2147 S. 62nd St.	Settlement Systems
DO09:0533-016	House	2132 S. 62nd St.	Settlement Systems
DO09:0533-017	House	2131 S. 62nd St.	Settlement Systems
DO09:0533-018	House	1927 S. 62nd St.	Settlement Systems
DO09:0533-019	House	1916 S. 62nd St.	Settlement Systems
DO09:0533-020	House	1912 S. 62nd St.	Settlement Systems
DO09:0533-021	House	1931 S. 61st St.	Settlement Systems
DO09:0533-022	House	1944 S. 61st St.	Settlement Systems
DO09:0533-023	House	2122 S. 61st St.	Settlement Systems
DO09:0533-024	House	2106 S. 60th St.	Settlement Systems
DO09:0533-025	House	2034 S. 60th St.	Settlement Systems
DO09:0533-026	House	2152 S. 61st St.	Settlement Systems
DO09:0533-027	House	2144 S. 61st St.	Settlement Systems
DO09:0534-001	College of Saint Mary	7000 Mercy Rd.	Religion/Education

NeHRSI #	Name	Address	Context
DO09:0534-002	Walsh Hall (Administration Building)	7000 Mercy Rd.	Religion/Education
DO09:0534-003	Maintenance Building	7000 Mercy Rd.	Religion/Education
DO09:0534-004	Lozier Residence Hall	7000 Mercy Rd.	Religion/Education
DO09:0534-005	Science Building and Gross Auditorium	7000 Mercy Rd.	Religion/Education
DO09:0534-006	Mercy Hall	7000 Mercy Rd.	Religion/Education
DO09:0535-001	House	6191 Hickory St.	Settlement Systems
DO09:0535-002	House	6185 Hickory St.	Settlement Systems
DO09:0535-003	House	6186 Hickory St.	Settlement Systems
DO09:0535-004	House	6180 Hickory St.	Settlement Systems
DO09:0535-005	House	6176 Hickory St.	Settlement Systems
DO09:0535-006	Elmwood Building	1512 S. 60th St.	Commerce
DO09:0535-007	House	6012 Walnut St.	Settlement Systems
DO09:0535-008	House	1704 S. 60th St.	Settlement Systems
DO09:0535-009	House	6167 Pine St.	Settlement Systems
DO09:0535-010	House	6015 Pine St.	Settlement Systems
DO09:0537-001	House	6464 William St.	Settlement Systems
DO09:0537-002	House	6332 William St.	Settlement Systems
DO09:0537-003	House	6237 William St.	Settlement Systems
DO09:0537-004	House	6234 William St.	Settlement Systems
DO09:0537-005	House	6231 William St.	Settlement Systems
DO09:0537-006	House	6223 William St.	Settlement Systems
DO09:0537-007	House	6202 William St.	Settlement Systems
DO09:0537-008	House	6127 William St.	Settlement Systems
DO09:0537-009	House	6003 Poppleton Ave.	Settlement Systems
DO09:0537-010	House	6018 Poppleton Ave.	Settlement Systems
DO09:0537-011	House	6120 Poppleton Ave.	Settlement Systems
DO09:0537-012	House	6115 Poppleton Ave.	Settlement Systems
DO09:0537-013	House	6123 Poppleton Ave.	Settlement Systems
DO09:0537-014	House	6128 Poppleton Ave.	Settlement Systems
DO09:0537-015	House	6223 Poppleton Ave.	Settlement Systems
DO09:0537-016	House	6227 Poppleton Ave.	Settlement Systems
DO09:0537-017	House	6454 Pierce St.	Settlement Systems
DO09:0537-018	House	6348 Pierce St.	Settlement Systems
DO09:0537-019	House	6351 Pierce St.	Settlement Systems
DO09:0537-020	House	6347 Pierce St.	Settlement Systems
DO09:0537-021	House	6228 Pierce St.	Settlement Systems
DO09:0537-022	House	6029 Pierce St.	Settlement Systems
DO09:0537-023	House	6025 Pierce St.	Settlement Systems
DO09:0537-024	House	1204 S. 60th St.	Settlement Systems
DO09:0537-025	House	1120 S. 60th St.	Settlement Systems
DO09:0537-026	House	1116 S. 60th St.	Settlement Systems
DO09:0537-027	House	1112 S. 60th St.	Settlement Systems

NeHRSI #	Name	Address	Context
DO09:0537-028	House	1444 S. 62nd St.	Settlement Systems
DO09:0537-029	House	1302 S. 62nd St.	Settlement Systems
DO09:0537-030	House	1218 S. 61st St.	Settlement Systems
DO09:0537-031	House	1420 S. 63rd St.	Settlement Systems
DO09:0537-032	House	1310 S. 63rd St.	Settlement Systems
DO09:0537-033	House	1302 S. 64th Ave.	Settlement Systems
DO09:0537-034	House	1411 S. 64th Ave.	Settlement Systems
DO09:0537-035	Duplex	1103 S. 66th St.	Settlement Systems
DO09:0537-036	Duplex	6549 Pacific St.	Settlement Systems
DO09:0537-037	House	6215 Pacific St.	Settlement Systems
DO09:0537-038	Duplex	1214 S. 60th St.	Settlement Systems
DO09:0537-039	House	1204 S. 61st St.	Settlement Systems
DO09:0537-040	House	6256 Woolworth Ave.	Settlement Systems

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GLOSSARY OF ARCHITECTURAL STYLES AND SURVEY TERMS

Art Moderne Style (circa 1930-1950). An architectural style featuring industrial technology and streamlined simplicity. Features include smooth, rounded corners, horizontal massing, details in concrete, glass block, aluminum, and stainless steel.

Association. Link of a historic property with a historic event, activity, or person. Also, the quality of integrity through which a historic property is linked to a particular past time and place.

Balloon frame. A type of support for wood-frame buildings that utilizes vertical studs that extend the full height of the wall and floor joists fastened to the studs with nails. Balloon-frame buildings in Nebraska became popular with the expansion of the railroad when milled lumber could be shipped to the plains for relatively low cost.

Bay window. A decorative window that projects out from the flat surface of an exterior wall, often polygonal in design. Bay windows are often seen on Queen Anne style buildings.

Boom-Town (circa 1850-1880). See false-front.

Brackets. Support members used under overhanging eaves of a roof, usually decorative in nature.

Building. A building is erected to house activities performed by people.

Bungalow/Craftsman Style (circa 1890-1940). An architectural style characterized by overhanging eaves, modest size, open porches with large piers and low-pitched roofs.

Circa, Ca., or c. At, in, or of approximately, used especially with dates.

Clapboard. Relatively long, thin boards that have a thick lower edge and a feathered, or tapered upper edge. The shape of the boards permits them to be overlapped horizontally. Clapboard is most commonly used as cladding material on vernacular form houses and their secondary buildings.

Colonial Revival (circa 1900-1940). An architectural style that relies heavily on a simple, classically derived entrance to indicate the style's architectural heritage. Colonial Revival houses often feature symmetrical forms and elevations, side gable roofs with dormers, columns, and shutters.

Column. A circular or square vertical support member.



Example of Commercial Vernacular Style

Commercial Vernacular Style (circa 1860-1930). A form of building used to describe simply designed commercial buildings of the late nineteenth and early twentieth centuries, which usually display large retail windows and recessed entrances on the first floor.

Contemporary (circa 1950-1980). A style that relies on minimal architectural detail and harmony with nature, through the integration of the building into the landscape. Contemporary architecture often features large expanses of glass, geometrical and angular shapes, and flat roofs. In some cases, Contemporary houses are modified Ranch and Split-level forms.

Contributing (National Register definition). A building, site, structure, or object that adds to the historic associations, historic architectural qualities for which a property is significant. The resource was present during the period of significance, relates to the documented significance of the property, and possesses historic integrity, or is capable of yielding important information about the period.

Contributing (NeHRSI definition). A building, site, structure, object, or collection of buildings such as a farmstead that meets the NeHRSI criteria of integrity, historic association, historic architectural qualities, and was present during the period of significance. A property that contributes to the NeHRSI is generally evaluated with less strictness than for an individual listing on the National Register, yet more strictness than a building which may “contribute” to a proposed National Register district.

Cross-Gable (circa 1860-1910). A vernacular building form typically two stories and square in plan with two identical roofs whose ridges intersect to produce a cruciform.



Example of Cross Gable building form

Design. Quality of integrity applying to the elements that create the physical form, plan, space, structure, and style of a property.



Example of Dormer

Dormer. A vertical window projecting from the roof. Variations of dormer types can be based on the dormer’s roof form, for example shed dormer, gable dormers, and hipped dormers.

Dutch Colonial Revival Style (circa 1900-1940). A residential architectural style based on the more formal Georgian Revival style. This style is identified by its gambrel roof and symmetrical facade.

Eclectic Style (circa 1890-1910). An eclectic building displays a combination of architectural elements from various styles. It commonly resulted when a house designed in one architectural style was remodeled into another.

Elevation. Any single side of a building or structure.

Eligible. Properties that meet the National Park Service Criteria for nomination and listing on the National Register of Historic Places.

Evaluation. Process by which the significance and integrity of a historic property are judged and eligibility for National Register of Historic Places (National Register) listing is determined.

Extant. Still standing or existing (as in a building, structure, site, and/or object).

False-front (circa 1850-1880). A vernacular building form, which is typically a one-and-one-half story front gable frame building with a square facade that extends vertically in front of the front-facing gable. This gives an entering visitor the sense of approaching a larger building. This form is often used in the construction of a first-generation commercial building, thus is also known as “boom-town.”

Feeling. Quality of integrity through which a historic property evokes the aesthetic or historic sense of past time and place.

Fenestration. The arrangement of windows and other exterior openings on a building.

Foursquare Style (circa 1900-1930). Popularized by mail-order catalogues and speculative builders in the early twentieth century, this style is typified by its box-like massing, two-stories, hipped roof, wide overhanging eaves, central dormers, and one-story porch spanning the front facade.



Example of Front Gable building form

Front Gable (circa 1860-1910). The vernacular form of a building, generally a house, in which the triangular end of the roof faces the street.

Gable. The vertical triangular end of a building from cornice or eaves to ridge.

Gabled Ell (circa 1860-1910). The vernacular form of a building, generally a house, in which two gabled wings are perpendicular to one another in order to form an “L”-shaped plan.



Example of Gabled Ell building form

Gable end. The triangular end of an exterior wall.

Gable roof. A roof type formed by the meeting of two sloping roof surfaces.

Gambrel roof. A roof type with two slopes on each side.

High Victorian Gothic (circa 1865-1900). This architectural style drew upon varied European medieval sources and employed pointed arches and polychromatic details. The heavier detailing and more complex massing made this style popular for public and institutional buildings.

Hipped roof. A roof type formed by the meeting of four sloping roof surfaces.

Historic context. The concept used to group related historic properties based upon a theme, a chronological period, and/or a geographic area.

Integrity. Authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic period.

Italianate Style (circa 1870-1890). A popular style for houses, these square, rectangular, or L-shaped, two-story buildings have low-pitched, hip roofs, with wide eaves usually supported by heavy brackets, tall narrow windows, and front porches. In some cases, the roof may be topped with a cupola.

Keystone. A wedge-shaped piece at the crown of an arch that locks the other pieces in place. It is seen most often over arched doors and window openings and is sometimes of a different material than the opening itself.

Late Gothic Revival Style (circa 1880-1920). A later version of the Gothic style, these buildings are generally larger and use heavy masonry construction. In churches, masonry is sometimes used throughout the structure. The pointed-arch window openings remain a key feature; however, designs are more subdued than those of the earlier period.

Location. Quality of integrity retained by a historic property existing in the same place as it did during the period of significance.

Materials. Quality of integrity applying to the physical elements that were combined or deposited in a particular pattern or configuration to form a historic property.

Mediterranean Revival (circa 1900-1940). These buildings are characterized by flat wall surfaces, often plastered, broken by a series of arches with terra cotta, plaster, or tile ornamentation. Details such as red tile roofs and heavy brackets are also commonly seen.

Minimal Traditional (circa 1935-1950). Loosely based on the Tudor Revival and Colonial Revival style, Minimal Traditional homes are small, unadorned cottage-sized structures characterized by a side gable form with shallow eaves and a front-gable entry vestibule.

Multiple Property Nomination. The National Register of Historic Places Multiple Property documentation form nominates groups of related significant properties. The themes, trends, and patterns of history shared by the properties are organized into historic contexts. Property types that represent those historic contexts are defined within the nomination.

National Register of Historic Places (National Register). The official federal list of districts, buildings, sites, structures, and objects significant in American history, architecture, archaeology, engineering, and culture that are important in the prehistory or history of their community, state, or nation. The program is administered through the National Park Service by way of State Historic Preservation Offices.

National Register of Historic Places Criteria. Established criteria for evaluating the eligibility of properties for inclusion in the National Register. See Chapter 2, Survey Methods and Results.

Neo-Classical Style (circa 1900-1920). An architectural style characterized by a symmetrical facade and usually includes a pediment portico with classical columns.

Noncontributing (National Register definition). A building, site, structure, or object that does not add to the historic architectural qualities or historic associations for which a property is significant. The resource was not present during the period of significance; does not relate to the documented significance of the property; or due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity nor is capable of yielding important information about the period.

Noncontributing (NeHRSI definition). A building, site, structure, object, or collection of buildings such as a farmstead that does not meet the NeHRSI criteria of integrity, historic association, historic architectural qualities, or was not present during the period of significance. Noncontributing properties are not generally entered into, nor kept in, the NeHRSI inventory; however, exceptions do exist.

Object. An artistic, simple, and/or small-scale construction not identified as a building or structure; i.e. historic signs, markers, and monuments.

One-story Cube (circa 1870-1930). The vernacular form of a house, which is one-story and box-like in massing. Features generally include a low-hipped roof, a full front porch recessed under the roof, little ornamentation, and simple cladding, such as clapboard, brick, or stucco. Also known as a Prairie Cube.



Example of One-story Cube building form

Period of Significance. Span of time in which a property attained the significance for which it meets the National Register criteria.

Pony truss bridge (circa 1880-1920). A low iron or steel truss, approximately 5 to 7 feet in height, located alongside and above the roadway surface. Pony truss bridges often range in span lengths of 20 to 100 feet.

Portico. A covered walk or porch supported by columns or pillars.

Potentially eligible. Properties that may be eligible for listing on the National Register pending further research and investigation.

Property. A building, site, structure, and/or object situated within a delineated boundary.

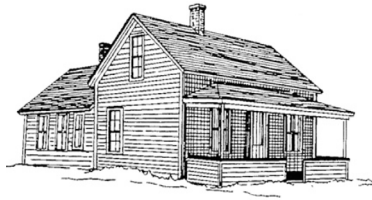
Property type. A classification for a building, structure, site, or object based on its historic use or function.

Queen Anne Style (circa 1880-1900). A style that enjoyed widespread popularity, particularly in the eastern portion of Nebraska. These houses are typically two stories tall, have asymmetrical facades, and steeply pitched rooflines of irregular shape. Characteristics include a variety of surface textures on walls, prominent towers, tall chimneys, and porches with gingerbread trim.

Ranch (circa 1945-1970). An architectural form that was the dominant postwar house type throughout the country. These houses have a one-story elongated main mass, asymmetrical facade, and low-pitched roof with wide eaves. Additional characteristic features include a large picture window on the facade, elevated windows, integrated planters, wrought-iron porch supports, wide chimneys, roof cutouts, and an attached garage or carport.



Example of Ranch building form



Example of Side Gable building form

Setting. Quality of integrity applying to the physical environment of a historic property.

Shed roof. A roof consisting of one inclined plane.

Side Gable (circa 1860-1940). The vernacular form of a building, generally a house, in which the gable end of the roof is perpendicular to the street.

Significance. Importance of a historic property as defined by the National Register criteria in one or more areas of significance.

Site. The location of a prehistoric or historic event.

Spanish Colonial Revival Style (circa 1900-1920). These buildings, which have a southwestern flavor, show masonry construction usually covered with plaster or stucco, red clay tiled hipped roofs, and arcaded porches. Some facades are enriched with curvilinear and decorated roof lines.

Structure. Practical constructions not used to shelter human activities.

Split-level (circa 1955-1975). A house form that is characterized by a one-story main mass resting on a raised foundation and connected to a two-story mass partially below grade, thus resulting in three floor levels of divided living space. Influenced by the Ranch, Split-level houses often feature horizontal lines, low-pitched roofs, overhanging eaves, and attached garages.

Stucco. A material usually made of Portland cement, sand, and a small percentage of lime and applied in a plastic state to form a hard covering for exterior walls.

Tudor Revival Style (circa 1920-1940). A style that reflects a blend of a variety of elements from late English medieval styles. It is identified by steep gables, half-timbering, and mixes of stone, stucco, and wood.

Turret. A little tower that is an ornamental structure and projects at an angle from a larger structure.

Two-story Cube (circa 1860-1890). The vernacular form, generally for a house, which is a two-story building, box-like in massing, with a hipped roof, near absence of surface ornament, and simple exterior cladding such as brick, clapboard, or stucco.

Vernacular. A functional, simplistic building or structure without stylistic details. Vernacular form buildings were usually designed by the builder, not by an architect.

Workmanship. Quality of integrity applying to the physical evidence of the crafts of a particular culture, people, or artisan.

Images shown in glossary adapted from Barbara Wyatt, ed., *Cultural Resource Management in Wisconsin*, vol. 2, Architecture (Madison, Wis.:State Historical Society of Wisconsin, 1986).